



3rd Avenue Typical Present Section



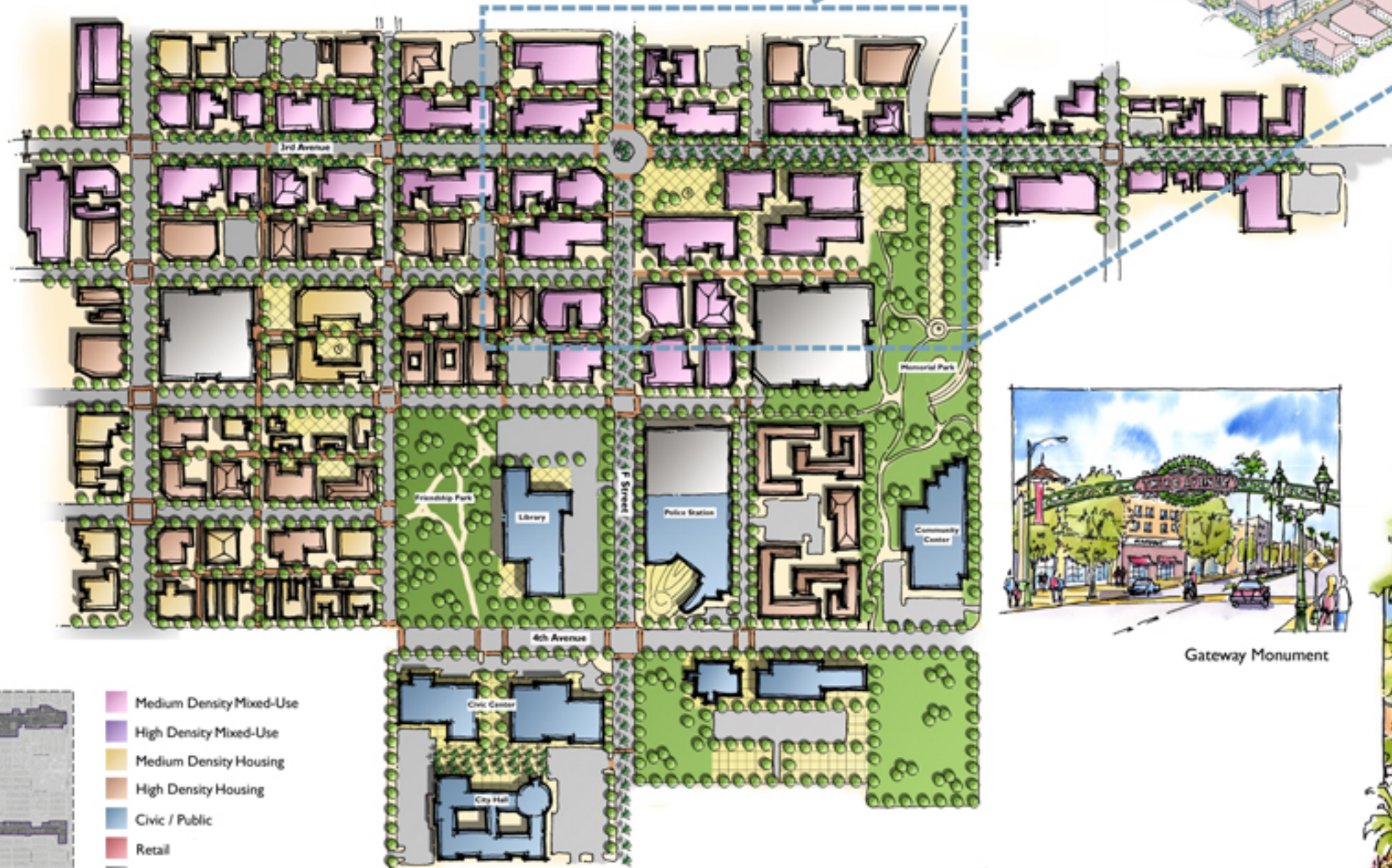
3rd Avenue Typical Future Section



Axonometric

The Downtown Village Vision Area

The Village will be a lively destination with a small town feel. Restaurants, outdoor cafes, bookstores, art houses, theaters, and shops will flank the expanded sidewalks and tree-lined streetscape. This entertainment and retail destination serves all of Chula Vista by energizing the 3rd Avenue corridor and vicinity. The district also celebrates cultural arts and civic functions linked by an enhanced park system. A cultural center could potentially be located on 3rd Avenue adjacent to the northwestern edge of Memorial Park.



- Medium Density Mixed-Use
- High Density Mixed-Use
- Medium Density Housing
- High Density Housing
- Civic / Public
- Retail
- Parking Areas/Structures



Gateway Monument



Typical Paseo



3rd Avenue

NOTE: The Vision Plan is not to be used as a precise planning diagram and is not parcel or site specific. The Vision Plan is intended to evoke an image of what the urban core could become, in the next 10-20 years, if the Ten Key Principles are fully implemented.